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**PUBLIC HEARING
VIA ZOOM
6:45 P.M.
REGARDING PROPOSED SALE OF TOWN-OWNED
LAND AT 4, 11 AND 15 NORTH GRANBY ROAD AND
3 EAST GRANBY ROAD**

**TOWN OF GRANBY
BOARD OF SELECTMEN
REGULAR MEETING
MONDAY, JANUARY 4, 2021
VIA ZOOM**

**7:00 P.M OR IMMEDIATELY FOLLOWING THE PUBLIC HEARING
AGENDA**

I. PLEDGE OF ALLEGIANCE

II. PUBLIC SESSION

III. MINUTES

- A. Approval of Meeting Minutes – December 21, 2020

IV. UNFINISHED OR TABLED BUSINESS

- A. Consideration of Call for Three Board Meeting
B. Consideration of Sale of Development Rights for East Street Property

V. BUSINESS

- A. Resignations and Appointments
Vacancies: (2) Conservation Commission; (1) Inland Wetlands
B. Report from Long-Term Recovery Committee
C. Consideration of Modification to Existing Lease for 83 Salmon Brook Street
D. Vote on Town-Owned Land

VI. TOWN MANAGERS REPORT

VII. FIRST SELECTMAN REPORTS (B. Scott Kuhnly)

VIII. SELECTMAN REPORTS

(Sally S. King, Mark C. Neumann, Edward E. Ohannessian, Glenn G. Ballard;)

IX. ADJOURNMENT

The next regular meeting is scheduled for Tuesday, January 19, 2021

**TOWN OF GRANBY
BOARD OF SELECTMEN
MINUTES
DECEMBER 21, 2020
VIA ZOOM**

The regular meeting of the Board of Selectmen was called to order by First Selectman B. Scott Kuhnly at 7:00 p.m.

PRESENT: B. Scott Kuhnly, Glenn Ballard, Sally King, Mark Neumann, Edward Ohannessian, John D. Ward, Town Manager; and John Bell, Student Liaison

I. PLEDGE OF ALLEGIANCE

II. PUBLIC SESSION

None.

ON A MOTION by Selectman Neumann, seconded by Selectman King, the Board voted unanimously (5-0-0) to reorder the agenda, placing Business Item G to be discussed during closed session following Selectmen Reports.

III. MINUTES

ON A MOTION by Selectman King, seconded by Selectman Ohannessian, the Board voted unanimously (5-0-0) to approve the minutes of the special meeting of December 3, 2020.

ON A MOTION by Selectman King, seconded by Selectman Neumann, the Board voted unanimously (5-0-0) to approve the minutes of the regular meeting of December 7, 2020.

IV. UNFINISHED OR TABLED BUSINESS

A. Consideration of Authorizing a Tax Deferment Program and/or a Low Interest Program

Town Manager Ward explained that the Governors Executive Order 9R signed December 16th requires the town to have one or both programs available to tax payers. These are the same programs that were available in July, i.e. deferment of payment or a low interest rate.

ON A MOTION by Selectman Neumann, seconded by Selectman King, the Board of Selectmen voted unanimously (5-0-0) to offer the low-interest program to taxpayers.

V. BUSINESS

A. Resignations and Appointments to be Considered

No resignations or appointments were received.

Vacancies: Conservation Commission (2); Inland Wetland & Watercourses Commission (1)

B. Consideration of Plus-One Budget 2021-2022

The Town Manager presented the Plus-One Budget for Fiscal Year 2021-2022. He noted the board of Finance issued the call for a 1.5% budget with no tax increase for the upcoming fiscal year. Town Manager Ward noted he has not met with Department Heads and the budget workshops have not yet been held. This is strictly an operating budget and does not include any capital or debt, or any of the non-general funds. At this time, there is not a clear picture of revenue. The proposed Plus-One is at 1.99%, slightly above the Board of Finance's recommendation of 1.5%.

ON A MOTION by Selectman King, seconded by Selectman Neumann, the board voted unanimously (5-0-0) to adopt the Plus-One Budget as presented.

C. Consideration of Call for Three Board Meeting

First Selectman Kuhnly reported the Board of Finance is contemplating whether or not there is a need to hold a Three Board Meeting. All of the information is provided ahead of time and they are cautious about holding a zoom meeting with three different boards at once.

ON A MOTION by Selectman Neumann, seconded by Selectman Ohannessian, the board voted unanimously to table the call for a Three Board Meeting.

D. Consideration of Appointment to Agritourism and Farmstore Committee

Town Manager Ward provided a brief history on the Agritourism and Farmstore Committee which held their first meeting last week. Currently, there are eight appointed members, with three of the four appointments of residents filled. Peg Lareau has requested to be appointed to fill the fourth spot.

ON A MOTION by First Selectman Kuhnly, seconded by Selectman King, the board voted unanimously (5-0-0) to appoint Peg Lareau to the Agritourism and Farmstore Committee.

E. Consideration of Sale of Development Rights for East Street Property

Town Manager Ward explained that when Agbotic showed interest in the land at 107 East Street, Community Development Director Abby Kenyon reached out to the state regarding development rights. The state noted they would buy the development rights if the town sells the easement, which would restrict any future use that isn't agricultural. On Friday, the state contacted A. Kenyon and said they would like to work with the town as it is prime farmland. Town Manager Ward noted the state is looking long-term and no action is needed tonight.

There was discussion around the creation of a committee to review this option and report back to the board. First Selectman Kuhnly inquired if this would fall under the scope of the Agritourism Committee. Ms. Kenyon noted the Agritourism Committee is dealing with planning and zoning regulations surrounding agritourism and farm stores. Selectman Ohannessian stated the land was bought for future use by the town and putting a committee together shows we want to do something that doesn't include that. Town Manager Ward explained the board is not obligated to do anything

regarding this offer. A. Kenyon noted the two easement areas the state is referring to split the property in half and the offer is contingent on the easement being assigned to the whole property. The board noted they would like to continue the discussion and see the maps provided by the state.

ON A MOTION by S. King, seconded by E. Ohannessian, the board voted unanimously to table the discussion to the next meeting.

F. Consideration of Re-Allocation of Playscape Money for STEAP Grant

Town Manager Ward thanked Kirk Severance and Kristine Vincent for all their work regarding this grant. The state put a ceiling of \$128,205 on all the grants. The town applied for and received the maximum award. The two areas of improvement at Holcomb Farm are the bathrooms and fixing up the exterior of the farmhouse. The estimates went up and are \$37,000 higher than originally estimated. The Town Manager recommended \$93,500 be reallocated to this project, with the balance of almost \$69,000 coming from the General Fund. It was noted the project can be done for 60 cents on the dollar and the farmhouse cannot wait. The state is looking for confirmation that the town will go ahead with the project.

Selectman Ohannessian expressed his concern that this is the third request from the General Fund this year and inquired about the Board of Finance's reaction. It was noted that the Board of Finance has never had an issue when the Town Manager and First Selectman present a request. Selectman Ohannessian also inquired if this is in regard to this year's budget or next fiscal year? The reallocation from the Recreation Fund can be taken right away and the money is there. It would come from this year's budget unless construction cannot occur this year. Recreation Director Kristine Vincent noted the appropriation of funds needs to be done within 30 days.

ON A MOTION by Selectmen King, seconded by Selectman Neumann, the board voted (4-0-1) to allocate \$93,500 from the Recreation Fund to pay for a portion of the Town's contribution to the STEAP Project and forwards this request to the Board of Finance to Approve. Selectman Ballard voted no.

ON A MOTION by Selectman King, seconded by First Selectman Kuhnly, the board voted (4-0-1) to appropriate the sum of \$68,695 from the General Fund Balance to pay for a portion of the Town's contribution to the STEAP project and forwards this request to the Board of Finance to approve. Selectman Ballard voted no.

VI. TOWN MANAGER REPORTS

A. Manager's Report

Town Manager Ward reported the crews from Public Works went out Thursday for the first storm of the season and did a very good job. They did some clean up on Friday and also had to go out Sunday for a small unexpected storm.

Today the Governor announced the state is funding a new grant program for bars and restaurants. The information will go on the town website and the Chamber of Commerce will be notified.

B. Budget Operations

- Town Manager Ward reported there was no change in tax collection and the first payment of school tuition from other towns was received.
- Town revenue is doing well.
- Building permits have dropped a little but are still above average.
- Expenses are on track for the fiscal year and no accounts are on the watch list.

VII. **FIRST SELECTMAN REPORTS** (B. Scott Kuhnly)

First Selectman Kuhnly thanked Kristine Vincent and the Park and Recreation staff for Saturday's event with Santa on a firetruck. He also thanked Billy who drove the firetruck.

VIII. **SELECTMAN REPORTS** (Sally King, Vice Chairman; Glenn Ballard, Mark Neumann, Edward Ohannessian and John Bell, Student Liaison)

- Student Liaison John Bell reported there are no extracurricular activities due to Covid.
- The National Honor Society held two fundraisers. At Thanksgiving they donated \$612 to Foodshare and the local foodbank. In addition, they donated gifts and filled stockings for students in the school system.

IX. **ADJOURNMENT**

First Selectman Kuhnly recessed the meeting to EXECUTIVE SESSION at 8:15 p.m.

EXECUTIVE SESSION

PRESENT: B. Scott Kuhnly, Glenn Ballard, Sally King, Mark Neumann, Edward Ohannessian, John D. Ward, Town Manager and Kimi Cheng, Administration Finance Officer.

The purpose of the meeting was to discuss collective bargaining matters.

The Executive Session adjourned at 8:30 p.m.

The regular meeting of the Board of Selectmen reconvened at 8:31 p.m.

There being no further business to come before the board, the meeting was adjourned at 8:31 p.m.

Respectfully submitted,



John D. Ward
Town Manager

TOWN OF GRANBY

MEMORANDUM

DATE: January 4, 2021

TO: Board of Selectmen

FROM: John D. Ward, Town Manager



REGARDING: **IV. UNFINISHED OR TABLED BUSINESS – ITEM B**
Consideration of Sale of Development Rights for 107 East Street

The State has made an offer to purchase the development rights from the Town of Granby for town-owned property at 107 East Street, for the sum of \$412,500, which is one half their appraised value of \$825,000.

The Board reviewed the offer at their December meeting. Additional information was requested.

Easement Areas

The property is 125 acres. There are two proposed agricultural easements on the property; one easement area is 70 acres and the other 55 acres. The map on the following page shows the location of these areas.

Easement Area 1: 70 acres

- Designated four acre farmstead envelope. The construction of up to 2,500 square foot home allowed within this envelope. Residents must be the property owner, immediate family, or incidental to the farming operation.
- Other agricultural structures could be constructed following approval by the Department of Agriculture.
- Residential structures, agricultural structures, and impervious surfaces (roads/driveways, for example) may not impact more than 5% of the total prime farmland soils and not more than 5% of the acreage of the easement area.

Easement Area 2: 55 acres

- Agricultural structures may be constructed following approval by the Department of Agriculture.
- Agricultural structures and impervious surfaces (roads/driveways, for example) may not impact more than 5% of the total prime farmland soils and not more than 5% of the acreage of the easement area.

Retain Portion for Town Use

Staff contacted the Department of Agriculture to determine if the Town could retain a portion of the property for future Town use. This portion of the property would be excluded from the easement. No response has been received yet.

Offers

The State has offered to purchase the development rights for \$412,500 (50% of their value of \$825,000). In discussions with the State, another option was presented. This option would require a partnership with the State with USDA involvement. Under this option, the State would be willing to pay more. The Town would have to execute an agreement with a farmer to purchase the land. A commitment to pursue this option is required by March 2021.

Town Land Study Committee

The Board discussed previous studies conducted on this property. The Town Land Study Committee had a charge to review town-owned properties, one specific task was "Evaluate and explore opportunities for use of Town-owned lands. In particular, said lands not presently dedicated for special purposes (i.e. Holcomb Farm) with a primary focus of town own land at 107 East Street."

The Committee held two public hearings about uses of the property. It was the Committee's conclusion "the majority of the people present were in favor of keeping the land as open and agricultural as possible while balancing that with the town population's ability to use it." According to the report, "the other common themes through the majority of the speakers were these: 1) Keeping the property as open space – for a long period of time a) Agricultural use (most all the people present at this meeting were in favor of this use) b) Dedicate 10 to 15 acres for a permaculture farm (principals foster the health of the soil) and form an alliance with a permaculture farmer to educate residents. Dedicate an area for compost, which could be a source of revenue. c) No development – in particular, housing d) Terms and length of a lease were briefly reviewed e) Keep this property maintenance free – no additional cost to the taxpayers 2) Multi-use was a recurring comment throughout the meeting 3) Selling the property or a portion of it was mentioned. When asked which of the participants wanted to leave the property as agriculture, over 75% of the audience agreed."

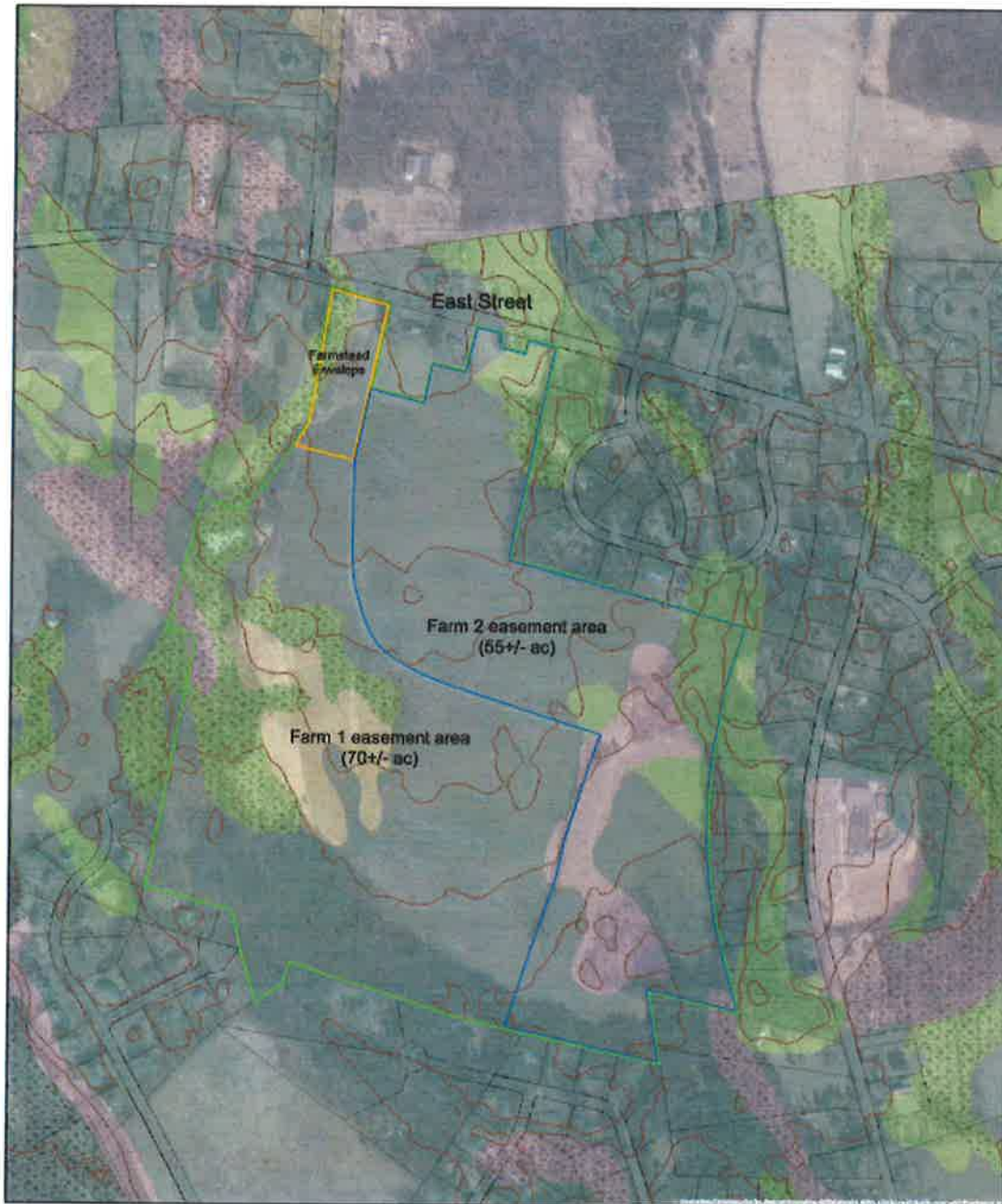
A survey was also issued to gain input from the public. "It is the Committee's interpretation that the survey results definitively support the use of the property as agriculture. Other small uses might be considered as long as they do not impact the overall use of the property as agriculture."

The complete report is posted on the Town's website

Next Steps

If the Board wishes to sell the development rights now, it should refer this matter to PNZ for an 8-24 referral.

Granby Town Farm 125+/- acres Schedule B: Configuration Sketch



CT Dept. of Agriculture Mar. 2018, Rev. Oct. 2020 WC



Legend

- | | |
|----------------------------|------------------------------------|
| Farm 2 easement area | Prime Farmland Soils |
| Granby Town Farm PDR Area | Statewide Important Farmland Soils |
| Farmstead Envelope 4 acres | Locally Important Farmland Soils |
| Granby_Parcels | Other |
| Farmland_Soils_w_local | Hartford County wetlands |
| | Contours |



TOWN OF GRANBY

MEMORANDUM

DATE: January 4, 2021

TO: Board of Selectmen

FROM: John D. Ward, Town Manager



REGARDING: **V. NEW BUSINESS – ITEM C**

Consideration of Modification to Existing Lease for 83 Salmon Brook

Background

In 2012, the Town entered into a lease with Jennifer Girard regarding the rental of the Town owned property located at 83 Salmon Brook Street. Ms. Girard operated the establishment known as the Peppermill. In September of 2018, the lease was modified to allow Ms. Girard to sub-let the building to Fabiola Bowles, who renovated the space and operated it as the restaurant Freshies Café.

At its meeting of April 20th, the Board of Selectmen recommended the Town Manager modify the lease to waive the rent for the months of April, May, and June. Although a three-month waiver was granted, Ms. Bowles elected to exercise only two months of the three month forbearance.

As a result of the on-going pandemic and resulting financial hardship, it is the Administration's recommendation that the rent be waived for the months of January and February.

PROPOSED MOTION: THE BOARD OF SELECTMEN AUTHORIZES THE TOWN MANAGER TO MODIFY THE EXISTING LEASE AND SUB-LEASE TO WAIVE THE RENT FOR THE MONTHS OF JANUARY AND FEBRUARY 2021.

TOWN OF GRANBY

MEMORANDUM

DATE: January 4, 2021

TO: Board of Selectmen

FROM: John D. Ward, Town Manager

REGARDING: V. BUSINESS – ITEM D

Consideration of Sale of Town Owned Land

Background

The State of Connecticut is acquiring property in order for the intersection improvements at US 202/Route 10 at Route 10 and Route 189 to be completed. Four town-owned properties will be affected by the project, two of which you have already heard concerning 4 North Granby Road and 3 East Granby Road. Please refer to the following information regarding the two additional properties that will be affected:

The first property is 11 North Granby Road. It is currently .43 acres or 18,730 square feet. The State proposes to acquire approximately 1,100 square feet.

The second property is 15 North Granby Road. It is currently 14.46 acres or 629,877 square feet. The State proposes to acquire 2,708 square feet.

The State has offered \$12,500 for the property acquisition (3,808 square feet total).

The third property is 4 North Granby Road, known as the small green. It is currently .38 acres or 16,553 square feet. The State proposes to acquire 1,227 square feet and has offered \$5,700.

The fourth property is 3 East Granby Road, the Town Green. It is currently 1.1 acres or 47,916 square feet. The State proposes to acquire 3,487 square feet and has offered \$9,500. It should be noted that in addition to the property acquisition, the State also proposes a traffic easement and drainage right of way on this property, which has been factored into the \$9,500 offer.

Prior to the sale of any town property, Section 8-24 of the Connecticut General Statutes requires the Board of Selectmen refer the proposal to the Planning and Zoning Commission for a report. The Commission is to evaluate the proposal for its consistency with the Plan of Conservation and Development Plan and report their findings to the Board of Selectmen.

The Commission moved to recommend approval of the acquisition of all four properties by DOT.

Following the Public Hearing held earlier this evening, the sale can be acted upon by the Board with a motion to adopt during a regular meeting. The Board of Selectmen should, of course, consider any input received at the Public Hearing.

PROPOSED MOTION: THE BOARD MOVES THAT THE PROPERTIES KNOWN AS 4, 11 and 15 NORTH GRANBY ROAD AND 3 EAST GRANBY ROAD BE SOLD TO THE STATE.